

ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 1000 EAST 5TH STREET, 1001, 1003, 1009, 1015 AND 1019 EAST 6TH STREET IN THE EAST CESAR CHAVEZ NEIGHBORHOOD PLAN AREA FROM GENERAL COMMERCIAL SERVICES-MIXED USE-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (CS-MU-CO-NP) COMBINING DISTRICT TO GENERAL COMMERCIAL SERVICES-MIXED USE-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (CS-MU-CO-NP) COMBINING DISTRICT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from general commercial services-mixed use-conditional overlay-neighborhood plan (CS-MU-CO-NP) combining district to general commercial services-mixed use-conditional overlay-neighborhood plan (CS-MU-CO-NP) combining district on the property described in Zoning Case No. C14-2007-0031, on file at the Neighborhood Zoning and Planning Department, as follows:

Lots One (1) through Twenty-two (22), inclusive, Block One (1), M.A. Taylor's Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record thereof, recorded in Volume Z, Page(s) 612 of the Plat Records of Travis County, Texas, together with alley vacated by Document No. 2000097365, of the Official Public Records of Travis County, Texas (the "Property"),

locally known as 1000 East 5th Street, 1001, 1003, 1009, 1015 and 1019 East 6th Street, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "A".

PART 2. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to Chapter 25-2, Subchapter E, Article 4.3 (*Vertical Mixed Use Buildings*) as follows:

- A. The Property is exempt from the dimensional standards identified in Article 4.3.3 E.2. (*Dimensional and Parking Requirements*).

1 B. The Property is subject to the parking reductions identified in Article 4.3.3
2 E.3. (*Dimensional and Parking Requirements*).
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4 C. Ten percent of residential units in a vertical mixed use building shall be
5 reserved for rental by households earning no more than 80 percent of the
6 Annual Median Family Income.
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8 **PART 3.** The Property within the boundaries of the conditional overlay combining district
9 established by this ordinance is subject to the following conditions:
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11 The following uses are prohibited uses of the Property:
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13 Adult oriented businesses	Automotive repair services
14 Automotive sales	Automotive washing (of any type)
15 Campground	Club or lodge
16 Commercial off-street parking	Communication service facilities
17 Convenience storage	Drop-off recycling collection facility
18 Equipment sales	Extermination services
19 Hospital services (general)	Hotel-motel
20 Kennels	Maintenance and service facilities
21 Outdoor entertainment	Pawn shop services
22 Residential treatment	Transitional housing
23 Transportation terminal	Vehicle storage

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25 **PART 4.** Except as specifically restricted under this ordinance, the Property may be
26 developed and used in accordance with the regulations established for the general
27 commercial services (CS) base district, the mixed use (MU) combining district, and other
28 applicable requirements of the City Code.
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30 **PART 5.** The Property is subject to Ordinance No. 990513-70 that established the East
31 Cesar Chavez neighborhood plan combining district.
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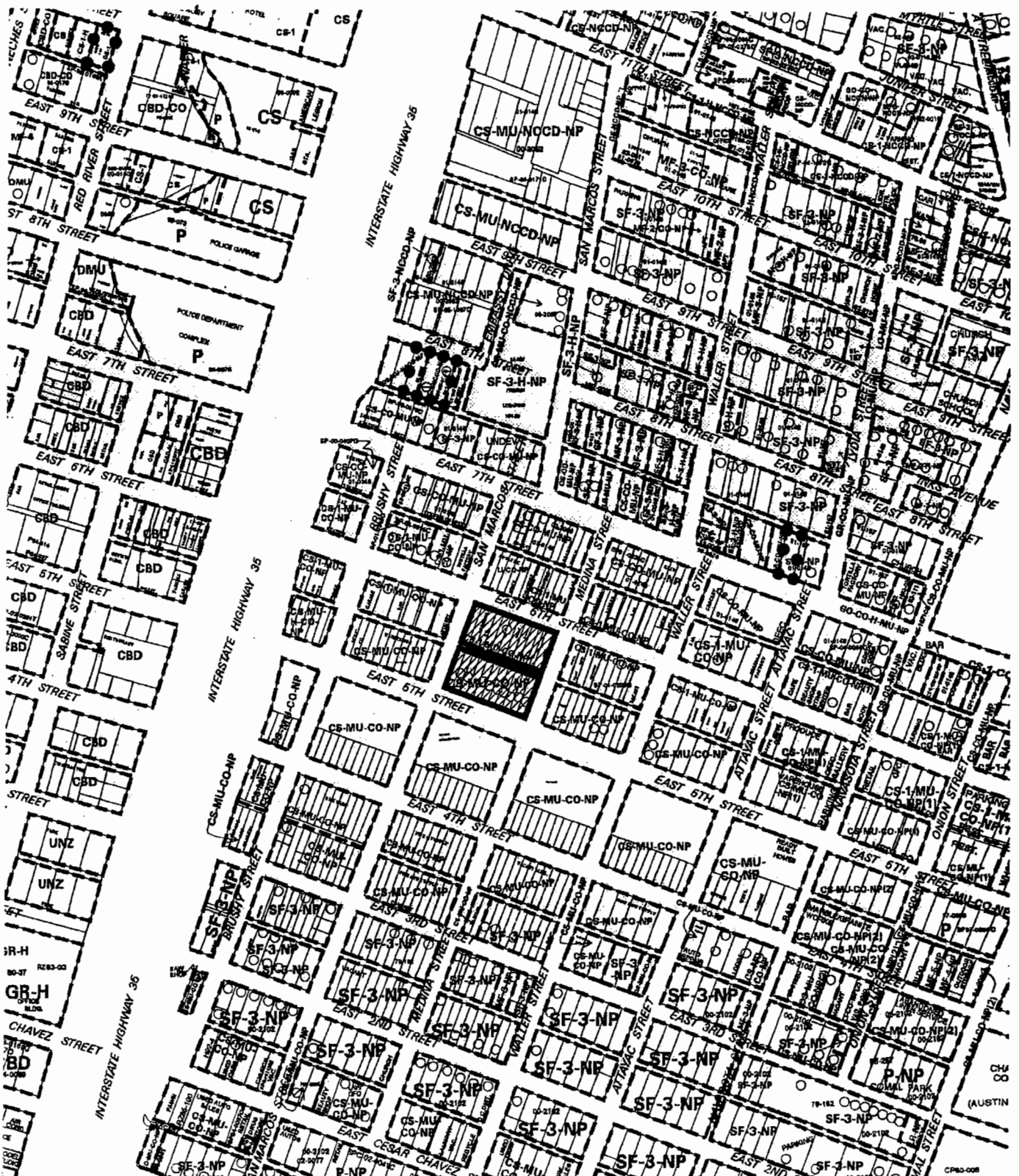
PART 6. This ordinance takes effect on _____, 2007.


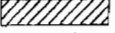


PASSED AND APPROVED

_____, 2007 §
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Will Wynn
Mayor

APPROVED: _____ **ATTEST:** _____
David Allan Smith Shirley A. Gentry
City Attorney City Clerk



 1" = 400'	SUBJECT TRACT		ZONING Exhibit A CASE #: C14-2007-0031 ADDRESS: 1000 E 5TH ST SUBJECT AREA (acres): 1.871	DATE: 07-03 INTLS: SM	CITY GRID REFERENCE NUMBER J22
	PENDING CASE				
	ZONING BOUNDARY				
	CASE MGR: R. HEIL				